

LITCHFIELD ZONING BOARD
TOWN OF LITCHFIELD, NEW HAMPSHIRE
JANUARY 14, 2009

ZBA Members Attending (Indent if Absent):

Richard Riley, Chairman
Laura Gandia, Vice Chairman
John Regan
Albert Guilbeault
Tom Cooney, Clerk
Gregory Lepine (alternate)
 John Devereaux (alternate)
 Eric Cushing (alternate)
John Brunelle (alternate)

I. Call to Order

- Laura Gandia calls the meeting to order at 7:08 pm.
- Mrs. Gandia takes attendance and appoints John Brunelle to the Board.

II. New Applications

Mr. Morgan Hollis submits an application on behalf of MDP Management, Inc. regarding property located at 27 Cutler Road, Tax Map2, Lot 128. They are requesting:

- 1.) A special exception under Litchfield Zoning Ordinance 1208 to allow an access driveway within the wetlands conservation district. The proposed driveway encroaches into the 50 foot wetland buffer.
- 2.) A variance under LZO 901 to allow a single family residence in a transitional zone.

This will be case 2009-01.

Mr. Guilbeault recuses himself from the Board, as he is an abutter in this case.

*John Brunelle makes a motion to **accept** the application.*

John Regan seconds the motion.

*The board votes **in favor** of accepting the application for case 2009-01, **4-0**.*

Mr. Guilbeault, an abutter in case 2009-01, requests that this case be tabled until March due to the fact that he will not be able to attend the February meeting. Mr. Hollis states that he is fine with postponing the case until the March 11, 2009 ZBA Meeting.

Laura Gandia makes a motion to table Case 2009-01 until the meeting of 03/11/2009.

John Regan seconds the motion.

The board votes in favor of tabling Case 2009-01, 4-0.

Greg Lepine is now in attendance for the Board. Mr. Guilbeault rejoins the Board.

III. Case Review

There are no cases presented for review.

IV. Miscellaneous Business

- Mrs. Gandia reviews all Board Member's terms and confirms that all whose terms are expiring in March of 2009 will extend their term. The expiration of terms are currently as follows:
 - Tom Cooney 2009 (will extend)
 - Laura Gandia 2009 (will extend)
 - John Regan 2009 (will extend)
 - Al Guilbeault 2010
 - Richard Riley 2011
 - Greg Lepine (alt) 2009 (will extend as an alternate)
 - John Devereaux (alt) 2010
 - John Brunelle (alt) 2011
 - Eric Cushing (alt) 2011
- Meeting minutes.
 - Laura Gandia makes a motion to **accept** the December meeting minutes.*
 - John Regan seconds the motion.*
 - The board votes in favor of **accepting** the meeting minutes, 5-0.*
- Mrs. Gandia reads a letter from the Town Attorney dated 1/13/2008. He states that, regarding the Continental Paving case, oral arguments will be heard on February 18th at 10am. Although we are not required to attend, he suggests that one person be present.
- Mrs. Gandia then reads various pieces of mail delivered to the ZBA:
 - There will be a movie night on January 30th at 7pm sponsored by the Nashua Regional Planning Commission titled, "Garbage: the revolution starts at home."
 - There is a NH Citizen Planner Training Session, which consists of four training modules. The cost is \$286 and it includes such sessions as, "Effective Meeting Management."
 - An advertisement to subscribe to Zoning Practice for one year for \$75.
 - Two letters from the Board of Selectmen:
 - 11/17: Please be aware of the need to properly encumber funds. The letter lists the acceptable methods for encumbering money from the 2008 budget into the 2009 year. Failure to adhere will result in purchases being made on the 2009 fiscal budget.
 - 12/29: Please prepare all departmental reports for the Town Meeting and Deliberative Session and turn them in the office of the Board of Selectmen by **1/23/2009**.
- Tom Cooney will be attending the Budget Hearing at CHS at 7pm.
- The Board reviews the Annual Report.

- The Board discusses the need for a new recording secretary and thanks Robin for her service. Robin explains that she is happy to come back to help out if they are in need during a particular month.

V. Adjournment

Laura Gandia makes a motion to adjourn.

Tom Cooney seconds the motion.

*The board votes **in favor** of adjourning at 7:40pm, 5-0.*

*Respectfully submitted,
Robin A. Gann*